



APPROVED 10-20-2005

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 6, 2005
STUDY SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Development Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

ABSENT: James Heitel, Commission Member

STAFF: Mac Cummins
Tim Curtis
Lusia Galav
Al Ward
Sherry Scott
Bill Verschuren
Kira Wauwie

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 12:25 p.m.

REVIEW DRB CASES

3. 10-PP-2005 Whisper Rock Unit 6 - The Estates

No questions or comments presented.

4. 5-DR-2002#2 Avalon Aviation Center

Councilman Osterman noted that this case would be moved to regular agenda due to public speakers who wished to address the Board.

5. 27-DR-2005 Body Sculpting Center

In response to inquiry by Board Member O'Neill, Mr. Verschuren confirmed that the colors to be used on the project are the exact same colors as were used on the existing building.

Board Member Jones noted changes that will be made to the new building that will effectuate a change in the contrast and requested that the project be approved with the latitude to reconsider colors. He expressed concerns regarding the circulation on the site. Mr. Verschuren confirmed that the Transportation Department and the fire department did review the plans.

Upon questions by Board Member D'Andrea regarding parking spaces, Mr. Verschuren confirmed that the parking requirements for the code have been met.

6. 58-DR-2005 South Corp Yard

No questions or comments presented.

7. 67-DR-2005 Sandalo Townhomes

Discussion ensued upon a request by Board Member D'Andrea for additional landscaping to be added to the interior of the project. Mr. Curtis noted that staff had previously identified the lack of base planting as a key issue and expressed confidence that the Applicant will meet the requirement.

Larry Hiney, Applicant, explained the proposed landscaping plan.

8. 68-DR-2005 Quisana @Troon North (Parcel Q)

Vice Chair Cortez requested clarification of what the actual rendition of the retaining walls will be. Al Ward provided the Board with copies of a colored perspective of the proposed wall denoting breaks with landscaping in between them as well as efforts to mitigate the visual impacts of the walls. Mr. Ward confirmed that the finish will match that of the houses.

9. 69-DR-2005 Miller Townhomes

Board Member O'Neill noted a conflict and indicated that he would recuse himself from voting on the this item.

DISCUSSION

STUDY SESSION

1. Paseo Village, 57-DR-2005, Color Review

Kira Wauwie presented material samples for the Board's review.

Councilman Osterman indicated that the general consensus of the Board is for acceptance of the new color scheme.

3. Canyon Residence @ Silverleaf, 78-DR-2005/17-PP-2005

Tim Curtis presented the case. Highlights of the presentation included an aerial photo of the proposed project and the site plan.

Trevor Barger, Espiriti Loci, representing the residents of Silverleaf, addressed the Board. Highlights of the presentation included previous Town Center concepts, the proposed Canyon Village concept, and plaza concepts including European & urban landscape character.

In response to inquiry by Board Member O'Neill regarding neighborhood involvement, Mr. Barger reported on the status of community outreach efforts. Camelot is in support of the project.

Board Member Jones suggested consideration of something more dramatic in the architecture of the signature building.

In response to a question by Board Member Schmitt regarding requirements for the five-story building, Mr. Curtis explained that the details have been taken care of in the development agreement from the master zoning case for DC Ranch.

The study session recessed at 1:00 pm to commence the regular meeting and reconvened at 2:32 pm.

Taneko Tavern, 4-DR-2005#, Architecture, Building Material, Colors

Mac Cummins introduced the project. Brian Stubstad addressed the Board. Highlights of the PowerPoint presentation included a floor plan, revision illustrations made to the elevations, presentation of a material board, and aerial photo depicting the roof lines.

Board Member Jones commented that the project looks very nice and they have done a good job of dealing with the Board's comments.

Board Member D'Andrea reiterated comments made by Board Member Jones and thanked Mr. Stubstad for taking an additional look at the project.

Councilman Osterman expressed strong favor for the color selections.

The Board can expect to see the project on the November agenda.

ADMINISTRATIVE REPORT

Ms. Galav informed the Board that Bill Verschuren has accepted a position with Eagle, Idaho. His last day with the City is Friday, October 7th. Ms. Galav noted that the City will definitely miss Mr. Verschuren.

ADJOURNMENT

With no further business to discuss, the study session of the Scottsdale Development Review Board adjourned at 2:39 pm.

Respectfully submitted,
A-V Tronics, Inc.